

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY

CURRENT

SUBJECT: LOW- AND MODERATE-INCOME AFFORDABLE HOUSING PROJECT
PERMIT PROCESSING
POLICY NO.: 600-27
EFFECTIVE DATE: July 5, 1994

BACKGROUND:

The City has encouraged the development of housing affordable by low- and moderate-income, handicapped, and elderly persons and families (hereinafter referred to as affordable housing) through the use of City-owned land, authorization of tax-exempt financing, creation of the Low-Income Housing Capital Outlay Fund, implementation of other state and federal housing programs and the expenditure of Community Development Block Grant Funds for housing development. In an effort to produce such housing in the shortest possible time and to reduce development costs to the greatest extent, it is desirable to expedite the permit processing of such projects.

PURPOSE:

To establish a policy for expediting the permit processing for affordable housing projects.

POLICY:

At the request of the developer, the Executive Director of the Housing Commission shall review development projects and certify as eligible for expedited processing those projects which will provide affordable housing. Such certification will be based upon a contract with the Housing Commission or other legally enforceable instrument demonstrating that at least 20 percent of the units will be rented or sold to low- and/or moderate-income persons or families as defined by the Housing Element of the Progress Guide and General Plan. The Executive Director of the Housing Commission will forward the certification to the City Manager and the Development Services Director.

The City Manager and Development Services Director will, consistent with their respective responsibilities, expedite environmental clearance, zoning changes, use permits, engineering permits, building permits and any other type of permit approval or clearance required for an affordable housing project which has been certified by the Executive Director of the Housing Commission. Expedited processing should include, but not be limited to, concurrent processing of applications, accelerated staff review, fast turnaround on plan checking, and assignment of a staff person responsible for expediting such projects and serving as liaison with developers in the event questions or problems arise.

HISTORY:

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Adopted by Resolution R-251516 03/31/80
Amended by Resolution R-257053 08/24/82
Amended by Resolution R-284238 07/05/94